

Section 30

B-2 COMMUNITY BUSINESS DISTRICT

Sections:

30.010	Intent.
30.020	Permitted uses.
30.030	Lot area and width.
30.040	Lot coverage.
30.050	Yards.
30.060	Building height.

30.010 Intent.

The intent of the B-2 community business district is to provide for a broad range of retail and service functions with access oriented to major arterial streets.

30.020 Permitted uses.

Permitted uses in the B-2 district are as follows:

A. Principal Uses.

- Ambulance service
- Antique shop and store
- Apartments located on the second or subsequent floors
- Apparel and accessory store
- Art gallery
- Art supply stores
- Audio-visual equipment sales and rental
- Automobile parking lot or garage (public or private)
- Automobile or boat sales and/or rental service
- Auto supply store
- Bakery for on-site sales, less than four thousand (4,000) square feet
- Banks and other financial institutions
- Barbershop
- Beauty parlor
- Bicycle sales, service and repair shop
- Book and stationery store
- Bus terminals
- Business and office machine sales, service and repair shop
- Candy and ice cream store
- Churches
- Cigar and tobacco store
- Clothing and costume sales and rental shop
- Community center or meeting hall
- Convenience food restaurant

Convenience uses
Custom dressmaking, furrier, millinery or tailor shop employing five persons or less
Dancing or theatrical studio
Delicatessen and catering establishment
Department store
Drugstores
Dry goods and notion store
Dry cleaning and laundry establishment, for drop off/pickup service
Essential services (Type I)
Equipment sales and service
Florist
Frozen food storage and locker rental
Furniture store
Game rooms, poolhalls
Garden supply store, indoor sales only
Gift shop
Grocery store (including retail markets and produce store)
Hardware store, no exterior storage
Health and exercise center
Hobby and coin shop
Hotel or motel
Hunting and finishing supply store
Interior decorator's shop
Jewelry and metal craft store
Laundromat, self-service
Leather goods and luggage store
Liquor store
Lock and key shop
Mail order catalog store
Medical, dental or health clinic
Medical and orthopedic appliance store
Messenger or telegraph service station
Museum
Music and instrument sales, service and repair shop
Music or dance studio
Newspaper office
Newsstand
Nursery, plant
Offices (as defined in this title)
Office supply and office equipment store
Optician
Package liquor store, including drive-in
Paint and wallpaper store
Pawn shop
Personal and convenience services
Pet shop

Pet grooming shop
Photographic equipment and supply store
Photographic studio
Picture frame shop
Private club, fraternity, sorority or lodge
Public buildings
Radio or television sales, with/without service and repair
Radio and television studio, without transmission towers
Research laboratories
Restaurants
Secondhand stores
Sewing machine store
Shoe store
Shoe repair and shoeshine shop
Sporting and athletic goods store
Tailor shop, less than five employees
Theater, excluding drive-in theater
Toy store
Travel agency
Upholstery shops (excluding on-site upholstery service for cars, boats, trailers, trucks,
and other motorized vehicles requiring overnight storage)
Variety store
Wallpaper store
Watch repair shop
Wholesale establishments that use samples, but do not stock on premises

Amended Resolution 2001-09

B. Conditional Uses.

Amusement and recreational activities
Automobile repair facilities
Automobile service stations
Automobile washing establishment, drive through
Automobile washing establishment, self-service
Bar (tavern, cocktail lounge)
Bowling alley
Building materials sales
Business, technical or vocational school
Community residential facilities
Convenience food store with gas pumps
Day care center
Essential services (Type II)
Hospitals
Mortuaries
Nursing Home
Recreational vehicle sales and/or rental
Restaurants serving alcoholic beverages
Retail uses in addition to those principle uses listed

Tennis and racquet clubs

Veterinary clinics

Video arcades

Wholesale distributors with on-premise retail outlets, providing warehousing is limited to commodities which are sold on the premises

Any use, except casinos, approved as part of a planned unit development subject to the provisions of Section 54

Amended Resolution 2001-09

C. Accessory Uses.

Fences

Other buildings and structures typically accessory to permitted uses

Refuse containers

Signs, as per Section 65

Temporary buildings and yards incidental to construction work.

30.030 Lot area and width.

There shall be no minimum lot area in the B-2 district; however, no lot width shall be less than one hundred feet (100') and the lot area shall be sufficient to provide all required yard areas and off-street parking.

30.040 Lot coverage.

In the B-2 district, the entire lot, exclusive of required yards and parking, may be occupied by the principal and accessory buildings.

30.050 Yards.

Every lot in the B-2 district shall have the following minimum yards:

Front yard 25 feet

Rear yard 10 feet

Side yards 8 feet each side.

(NOTE: All yards shall be subject to the provisions of subsection 50.060.D when applicable.)

30.060 Building height.

Maximum building height in the B-2 district shall be thirty-eight feet (38') for buildings with roof pitches of 3:12 or greater, and thirty-two feet (32') for buildings with flat roofs or with roof pitches of less than 3:12.